076.0	0003	0013.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	698,200 /	698,200
					USE VALUE:	698,200 /	698,200
					ASSESSED:	698,200 /	698,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		BAKER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GIOVANIELLO ALICE/ TRUSTEE
Owner 2:	MCNULTY KNIGHT FAMILY TRUST
Owner 3:	
Street 1:	10 BAKER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KNIGHT ELAINE MCNULTY -
Owner 2:	-
Street 1:	10 BAKER RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 11,082 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1960, having primarily Vinyl Exterior and 2117 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11082.000	250,300	200	447,700	698,200
Total Card	0.254	250,300	200	447,700	698,200
Total Parcel	0.254	250,300	200	447,700	698,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 329.84 | /Parcel: 329.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 48059

GIS Ref

GIS Ref

Insp Date 10/08/18

!6330!

PREVIOUS ASSESSMENT

Parcel ID 076.0-0003-0013.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	255,100	200	11,082.	447,700	703,000	703,000	Year End Roll	12/18/2019
2019	101	FV	208,600	300	11,082.	415,700	624,600	624,600	Year End Roll	1/3/2019
2018	101	FV	208,600	300	11,082.	415,700	624,600	624,600	Year End Roll	12/20/2017
2017	101	FV	208,600	300	11,082.	364,600	573,500	573,500	Year End Roll	1/3/2017
2016	101	FV	208,600	300	11,082.	332,600	541,500	541,500	Year End	1/4/2016
2015	101	FV	196,100	300	11,082.	294,200	490,600	490,600	Year End Roll	12/11/2014
2014	101	FV	196,100	300	11,082.	278,200	474,600	474,600	Year End Roll	12/16/2013
2013	101	FV	196,100	300	11,082.	264,800	461,200	461,200		12/13/2012

PRINT

Date	Time
12/10/20	21:07:16

LAST REV

Date	Time
12/17/19	11:21:10

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6330

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KNIGHT ELAINE M	73579-100		11/1/2019	Convenience	99	No	No		
SISK ANITA J	46918-263		2/1/2006	Family	1	No	No		
SISK HAROLD D &	39509-8		6/10/2003	Family	1	No	No		
	9746-157		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	48059
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/28/2018	1764	Redo Kit	30,600	C				
5/10/2018	584	Re-Roof	7,000					
3/3/1998	169	Manual	2,500					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2018	MEAS&NOTICE	HS	Hanne S
3/18/2009	Meas/Inspect	372	PATRIOT
11/17/1999	Inspected	267	PATRIOT
11/8/1999	Mailer Sent		
10/14/1999	Measured	266	PATRIOT
3/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11082		Sq. Ft.	Site		0	70.	0.58	12			Topo	-15					447,712						447,700	

Total AC/HA: 0.25441 | Total SF/SM: 11082 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 447,712 | Spl Credit | Total: 447,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:	1	Rating:	Fair
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.34444439
Const Adj.:	0.99000001
Adj $ / SQ:	139.755
Other Features:	86250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	362811
Depreciation:	112471
Depreciated Total:	250340

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

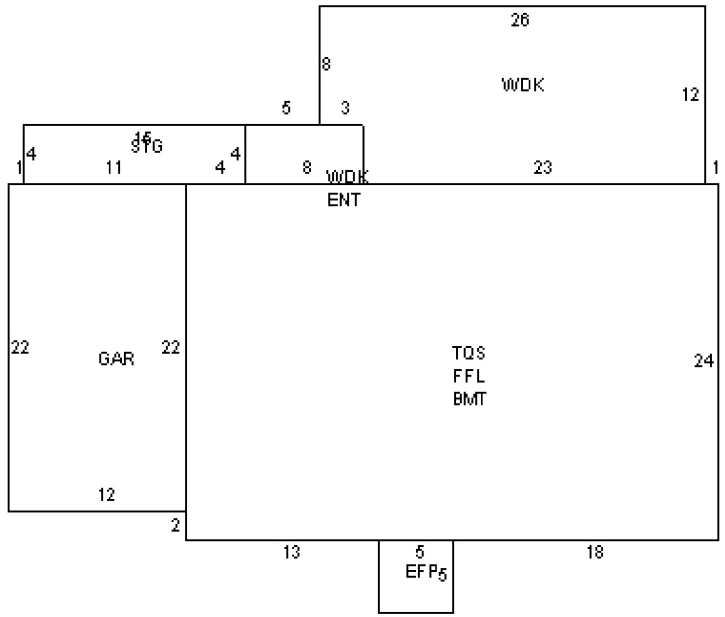
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	139.75
Special Features:	0	Val/Su Net:	81.03
Final Total:	250300	Val/Su SzAd	165.54

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	864	61.000	52,707
FFL	First Floor	864	139.750	120,748
TQS	3/4 Story	648	139.750	90,561
WDK	Deck	332	8.920	2,962
GAR	Garage	264	24.230	6,395
STG	Storage	60	9.240	554
ENT	ENTRY	32	26.140	836
EFP	Enclos Porch	25	71.870	1,797
	Net Sketched Area:	3,089	Total:	276,560
Size Ad	1512	Gross Are	3305	FinArea 2117

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 076.0-0003-0013.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A1	METAL SHD	D	Y	1	10X18	P	PR	1980	2.67	T	49.9	101			200			200

More:	N	Total Yard Items:	200	Total Special Featues:		Total:	200